

**RECOMMENDED  
CONDITIONS OF APPROVAL**

**PLN16-0053 - 1700 Doolittle Drive  
J. Noori, Nterra Group (Applicant)  
B. G. Gordon, W.P. Carey, Inc. (Property Owner)**

**I. COMPLIANCE WITH APPROVED PLANS**

- A. The applicant shall comply with Exhibits A through D, dated November 3, 2016, except as hereinafter modified. (Exhibits are on file at the City of San Leandro Community Development Department, 835 East 14th Street, San Leandro, California).

Exhibit A – Title Sheet  
Exhibit B – Site Details (Sheet 1.0)  
Exhibit C – Existing Conditions (Sheet 2.0)  
Exhibit D – Proposed Site Plan (Sheet 3.0)

- B. The property owner and/or applicant shall be responsible for assuring that any successor in interest who assumes responsibility for the zoning approval is informed of its terms and conditions.

**II. PERMITTED USES/USE RESTRICTIONS**

- A. This is a Conditional Use Permit is approval to allow for Vehicle Storage at 1700 Doolittle Drive; Alameda County Assessor's Parcel Number 79A-385-2-6; J. Noori, Nterra Group (applicant); B. G. Gordon, W.P. Carey, Inc. (property owner). Said vehicle storage shall be limited to a commuter/employee parking lot and transfer station for private vehicle parking and commute transfers. Furthermore, said vehicle storage shall primarily consist of employees driving to the subject property during morning commute times to park their vehicles and board privately operated shuttles, buses and similar vehicles for the remainder of their work commute and afternoon return trips to bring employees back to their vehicles during afternoon commute times.
- B. This Conditional Use Permit shall be used as specified above. It does not include any other vehicle storage uses such as commercial parking lot such as airport parking; rental parking spaces for operable vehicles, inoperable vehicles, trailers, boats, or recreational vehicles; automobile storage for new car sales, used car sales, or car rental businesses; storage for vehicle repair businesses; vehicle storage for a corporation yard; or vehicle impound yard for towing business.
- C. In the event the contracted buses, shuttles, and vans are parked overnight on the property, they shall be parked in the last two rows of parking on the eastern edge of the property.
- D. There shall be no maintenance or repair of any vehicles on the property.
- E. Passenger buses idling in the parking lot and loading areas shall be limited to (15) fifteen minutes in a (60) sixty-minute period to provide heating or air conditioning when non-driver passengers are on board the vehicle.
- F. The applicant shall be responsible for security at the commuter lot.

- G. The applicant and the City will negotiate and execute an Improvement Agreement within 30 days of the issuance of the Conditional Use Permit memorializing the applicant's contributions to site improvements with the container park area to include: lot paving and striping, fencing, electrical connections and lighting, and sewer and water connections to a specific location to be identified.
- H. The applicant shall submit a complete Building Permit application for all improvements contained within the Improvement Agreement to the City 60 days from the date of the Conditional Use Permit approval and the formal signing of a lease agreement between the City and the property owner for the commercial container park (whichever comes later).
- I. The applicant shall commence and complete the project site and utility work for both the parking lot and the container park within five (5) months from the issuance of the Building Permit.
- J. Upon written request by the applicant, the Community Development Director, or her designee, has the ability to grant additional adjustments or extension to the project schedule.

### **III. ENGINEERING & TRANSPORTATION DEPARTMENT REQUIREMENTS**

- A. Pursuant to Government Code Section 66020, including Section 66020 (d) (1), the City HEREBY NOTIFIES the applicant for this Project that the 90-day approval period (in which the applicant may protest the imposition of any fees, dedications, reservations, or other exactions imposed on this Project by these Conditions of Approval) will begin on the date of the conditional approval of this Project. If the Applicant fails to file a protest within this 90-day period, complying with all of the requirements of Government Code Section 66020, the Applicant will be legally barred from later challenging any such fees, dedications, reservations or other exactions.
- B. The proposed development shall comply with City ordinances, policies and regulations. All improvements shall be in accordance with the City's Design Standards, Specifications and Standard Plans unless otherwise specifically approved by the City Engineer.
- C. Proposed Americans with Disabilities Act (ADA) parking stall pavement markings, signage and design shall be in compliance with the City of San Leandro Standard Plans Drawing No. 600 and Drawing No. 602.
- D. Sheet 3.0 shall show the proposed van accessible parking stalls.
- E. Pedestrian access path as shown on Sheet 3.0, from shuttle drop off to the fence shall extend up to the back of sidewalk on Doolittle Drive.

### **IV. FIRE DEPARTMENT REQUIREMENTS**

- A. The following conditions shall be shown in the submittal of the construction documents for Building Permit and shall be implemented prior to the issuance of final Building Permit approval:
  - 1. The pedestrian gate shall have panic hardware for egress purposes.

2. A Knox Box and Knox Box Key Switches shall be installed for Fire Department access purposes.

**V. GENERAL CONDITIONS**

- A. The submittal of the construction documents for Building Permit shall include the minimum landscaped setback of 10 feet along Williams Street frontage, excluding the driveway and the minimum landscaped setback of 20 feet along the Doolittle Drive frontage excluding the driveways and the pop-up container park.
- B. All landscaping improvements shall be maintained in a healthy, growing condition at all times, but are not required to include fixed irrigation systems.
- C. The property shall be maintained free of litter, debris and weeds.
- D. The approvals granted by the City as a result of this application as well as conditions of approval, shall be recorded in the office of County Recorder of Alameda County.
- E. No application for amendment of this application or conditions of approval may be submitted or accepted by the City unless (i) there is full compliance with all terms of the application and conditions of approval; or (ii) the Community Development Director waives compliance with the terms of the application and conditions of approval pending application for amendment.
- F. Pursuant to Zoning Code Section 5-2218, this approval shall lapse on **November 3, 2017** unless a) a building permit or business license has been issued, coupled with diligent progress evidencing a good faith intent to commence the intended use, or b) a written request for a one-year extension of the use permit is approved by the Zoning Enforcement Official.